

## SECTION 4. ZONING DISTRICTS

### 4.1 Establishment

For the purpose of this Ordinance the Town of Rock is hereby divided into the following Zoning Districts:

Agricultural Farmland Preservation District (A-FP)  
Agricultural District One (A-1)  
Agricultural District Two (A-2)  
Agricultural District Three (A-3)  
Local Commercial District (B-1)  
Large Scale Commercial District (B-2)  
Residential District One (R-1)  
Residential District Two (R-2)  
Mobile Home Park District (MHP)  
Special Purpose District (SP)  
Light Industrial District (M-1)  
General Industrial District (M-2)  
Institutional District (IN)

### 4.2 Zoning Map and District Boundaries

(1) The boundaries of the zoning districts are hereby established as shown on a map entitled "Farmland Preservation Zoning Map for Town of Rock" bearing the most recent revision date of August 29, 2014 prepared by Rock County Planning, Economic & Community Development Agency (the "Zoning Map"), which map accompanies and is made a part of the Town of Rock Zoning Ordinance. Such boundaries shall be construed to follow: town and corporate limit lines, U.S. Public Land Survey Lines; lot or property lines; centerlines of streets, roads, highways, alleys, easements, and railroad right-of-ways lines or such lines extended; unless otherwise noted on the Zoning Map. The Zoning Map shall be kept on file in the office of the Town Clerk. The copy attached to the Town of Rock Zoning Ordinance is correct only as of the day of passage of this Zoning Ordinance. The Town Clerk shall keep a revised version of the Zoning Map reflecting any and all changes of zoning boundaries.

(2) Overlay districts, as presented in this section, are created for the purpose of imposing special regulations in given designated areas of the Town to accomplish stated purposes that are set forth for each overlay district. Overlay districts shall be in addition to, and shall overlap and overlay all other zoning districts within which lands placed in each district also lie, so that any parcel of land lying in an overlay district shall also lie in one or more of the other zoning districts provided for by this Ordinance.

### 4.3 General District Regulations

The following regulations set forth requirements that usually do not apply universally throughout the town, but rather cover things that are applicable to one or more districts.

(1) Erection of More Than One Principal Structure on a Lot. In any district no more than one structure housing a permitted or conditional use may be erected on a single lot except in the A-FP, A-1 and A-2 districts where the requirements of those districts shall be met for each structure as though it were on an individual lot.

(2) Exceptions to Height Regulations. The height limitations contained in the requirements for permitted and conditional uses do not apply to spires, belfries, cupolas, antennas, water tanks, fire towers, windmills, ventilators, chimneys, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.

(3) Structures to Have Access. Every residential building hereafter erected or moved shall be on a lot adjacent to a public street and shall have direct access thereto; and all structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection, and required off-street parking.

(4) Parking and Storage of Certain Vehicles. Automotive vehicles or trailers of any kind or type without current license plates shall not be parked or stored on any residentially zoned property other than in completely enclosed buildings.

(5) Setback. A setback less than the setback required by this Ordinance may be permitted where there are at least five (5) existing main buildings existing at the date of enactment of this Ordinance within five hundred (500) feet of the proposed site that are built to less than the required setback. In such case, the setback shall be the average of the nearest main building on each side of the proposed site or, if there is no building on one side, the average of the setback for the nearest main building on the one side and the required setback. Such setback shall be granted by a permit from the Planning & Zoning Committee and shall not require a special exception or variance.

(6) Loading Space. In Commercial or Industrial districts, sufficient space for loading or unloading of vehicles shall be provided off any adjoining street, road or highway in connection with any commercial or industrial use so that the adjoining street, road or highway shall at all times be free and unobstructed to the passage of traffic.

(7) Undersized Lots. Where a residential lot has an area less than the minimum number of square feet per family required for the district in which it is located and was of record as such in the office of the Register of Deeds for Rock, Wisconsin, at the time of the passage of this Ordinance, such lot may be occupied by one (1) family.

(8) Applicable Zoning for Vacated Street. Vacation of public streets, alleys and right-of-ways shall cause the land vacated to be automatically placed in the same district as the abutting side as to which the vacated land reverts.

(9) Criteria for Evaluation of Conflicting Land Use. Districts adjacent to Agricultural Districts are to recognize that agriculture is a necessary use and should be encouraged and there are certain environmental conditions that take place as a normal part of farm operation. Criteria used in reviewing this situation shall consider which land use has existed for the longest period of time, and what land use existed at the time the adjacent land use was created.



(10) Overhead Utility Lines. No overhead power, telephone, telegraph or other utility lines shall be erected within one-half mile of any boundary of the site of any airport, landing field, or landing and takeoff strip.

(11) Garages.

(A) Each single-family dwelling and each residential unit of a two-family dwelling may have one private garage only being either an attached garage or an unattached garage, provided:

- (i) Such garage is clearly incidental to the residential use of the property;
- (ii) The square footage of an attached garage shall not exceed the greater of 864 square feet or 50 percent of the finished livable floor area of the residential unit up to a maximum of 1,500 square feet. An attached garage in excess of 1,500 square feet may only be permitted as a Conditional Use after public hearing and approval of the Planning and Zoning Committee in accordance with the provisions of Section 5 of this Ordinance, provided, however, that in no event shall the square footage of such attached garage be greater than 50 percent of the finished livable floor area of the residential unit. Finished livable floor area of the residential unit shall not include a garage, breezeway, attic, or basement;
- (iii) The square footage of an unattached garage shall not exceed 864 square feet;
- (iv) An attached garage shall not exceed the height of the residential structure;
- (v) An unattached garage shall not exceed 14 feet in height measured from floor to peak of roof; and
- (vi) No portion of the garage may be used as a separate dwelling unit.

A garage, whether attached or unattached, shall not be counted as an accessory building.

(B) Garages, whether attached or unattached, for multi-family dwellings of three units or more may only be permitted as a Conditional Use after public hearing and approval of the Planning and Zoning Committee in accordance with the provisions of Section 5 of this Ordinance provided, however, that in no event shall the square footage of the garage be greater than 50 percent of the finished livable floor area of the multi-family residential dwelling. Finished livable floor area shall not include a garage, breezeway, attic, or basement.

(12) Towers Erected Under Small Wind Energy System Ordinance. Towers erected with a Tower Permit under the Town of Rock Small Wind Energy System Ordinance are a permitted use in all zoning districts.

(13) Accessory Buildings.

(A) In Residential District One (R-1) and Residential District Two (R-2) all accessory buildings shall comply with the following requirements:

- (i) The maximum size of an accessory building shall be 864 square feet; and
- (ii) The maximum height of an accessory building shall be 14 feet measured from floor to peak.

(B) In Agricultural District Three (A-3), all accessory buildings shall comply with the following requirements:

(i) The maximum size of an accessory building shall be as follows:

- (a) 864 square feet on parcels of less than 3 acres in size;
- (b) 1,000 square feet on parcels of not less than 3 acres and not more than 5 acres in size; and
- (c) 2,400 square feet on parcels of more than 5 acres in size.

(ii) The maximum height of an accessory building of 1,000 square feet or less in size shall be 14 feet measured from floor to peak. No maximum height shall apply to accessory buildings of more than 1,000 square feet in size.